

Before the Board of Zoning Adjustment, D. C.

Application No. 11915 of Rogers Memorial Hospital pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit the establishment of accessory parking not otherwise permitted, as provided by Section 3104.44 of the Regulations at the premises 216 - 7th Street, N. E., in the R-4 zone, known as Lot 838, Square 865.

HEARING DATE: May 21, 1975
DECISION DATE: May 27, 1975

FINDINGS OF FACT:

1. Applicant proposes to establish accessory parking not otherwise permitted in the R-4 zone for use by visitors and staff of Rogers Memorial Hospital.

2. A single family frame dwelling located on the subject property is to be vacated by June 30, 1975 pursuant to the purchase agreement and subsequently demolished.

3. The proposed parking borders and will be an add-on to the existing accessory parking previously approved by the Board of Zoning Adjustment in Order No. 11238.

4. The proposed parking is necessary to accommodate the ~~decrease~~ increase in existing parking spaces resulting from a forthcoming construction program.

5. The staff memorandum of the Municipal Planning Office, Zoning Division dated May 7, 1975 and subsequent testimony recommends approval of the application pursuant to Section 3104.44 stating the following:

a) Applicant can meet all the requirements of Article 74.

b) There will be no dangerous or objectionable traffic conditions resulting from the proposed 1,575 square foot lot and no adverse affect upon the present character and future development of the neighborhood.

c) The proposed lot is located directly across the street from the hospital facility which it will serve.

6. The Capitol Hill Restoration Society unanimously supports the application subject to the following conditions:

a) That applicant landscape and maintain the parking area in an attractive manner.

7. Capitol Hill Restoration Society's support expressed by letter dated May 19, 1975 stated that the following factors were pertinent to their consideration:

a) The need for an additional parking area because of elimination of spaces due to a forthcoming construction of program.

b) A general need in the neighborhood to supplement on-street parking.

c) Applicant's proposed use is consistent with the terms of a Memorandum of Understanding dated October 17, 1972, executed among the applicant, Capitol Hill Restoration Society and Stanton Park Neighborhood Association, setting forth applicant's long term land utilization plan.

CONCLUSIONS OF LAW:

Based upon consideration of the above findings of fact and the evidence of record it is the conclusion of the Board that the applicant can comply with all requirements of Article 74 of the Zoning Regulations. The proposed parking containing only 1,575 square feet of area is intended to provide off-street parking for both Hospital staff and visitors to relieve limited on-street parking. This will create no objectionable or dangerous traffic conditions. The proposed parking plan is in compliance with a Memo of Understanding setting forth applicant's long term land utilization plan and approved by the Capitol Hill Restoration Society representing the area residents. There will be no adverse affect upon the present character and future development of the neighborhood. The applicant needs the proposed parking to replace those spaces being lost through a forthcoming construction program. By adding on to the existing parking facility the proposed parking will be convenient to the hospital structure. It is the opinion of the Board that approval of this application is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDERED: It is hereby ordered that the application be GRANTED subject to the following condition:

a) Attached hereto as a part of this Order and incorporated by reference herein is a Memorandum of Understanding dated October 17, 1972 and executed by Rogers Memorial Hospital, Stanton Park Neighborhood Association and the Capitol Hill Restoration

b) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all weather impervious surface.

c) Bumpers or tire stops shall be erected and maintained for the protection of all adjoining businesses.

d) No vehicle or any part thereof shall be permitted to project over any lot line building line or on or over the public space.

e) No other use shall be conducted from or upon the premises and no structure other than an attendant's structure shall be erected or used upon the premises unless such use or structure is otherwise permitted in the district in which the parking lot is located.

f) Any lighting used to illuminate a parking lot or its accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

g) All parts of the lot shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

VOTE: 4-0 (Mr. Klauber not after not having heard the case).

The Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: 6/19/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.